



AGENDA

DESIGN REVIEW BOARD

Friday, October 12, 2007, 11:00 a.m.
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas

-
1. Call to Order
 2. Consideration, discussion and possible action to approve meeting Minutes.
 - September 14, 2007
 3. Presentation and discussion on the City of College Station's Gateway Grant Policy. (MH)
 4. Presentation, possible action, and discussion on a Gateway Grant Funding application for Amberlake Homeowner's Association along Woodcreek Drive. Case #07-00500115 (JS)
 5. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
 6. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, October 12, 2007 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2007 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2007 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2007.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2007.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
Friday, September 14, 2007
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: Chairman John Nichols, Ward Wells, Hunter Goodwin, Nancy Sawtelle, and Alan King

Board Members Absent: None

Staff Present: Senior Planner Jennifer Prochazka, Staff Planner Crissy Hartl, Planning Administrator Molly Hitchcock, and Staff Assistants Brittany Korthauer and Nicole Menchaca

Others Present: Larry Haskins, Joe Schultz, Andy Vela, Parviz Vessali, and Michael Davis

AGENDA ITEM NO. 1: Call to order.

Chairman John Nichols called the meeting to order at 11:05 a.m.

AGENDA ITEM NO. 2: Consider absence request

None

AGENDA ITEM NO. 4: Possible action and discussion to approve meeting minutes for August 24, 2007.

Ward Wells motioned to approve the meeting minutes. The motion was seconded by Hunter Goodwin and passed (4-0-1). Nancy Sawtelle abstained from voting since she was not present at the meeting.

AGENDA ITEM NO. 3: Presentation, possible action and discussion on a Concept Plan for Summit Crossing Subdivision, consisting of 105.84 acres, located at 4001 Harvey Road, and more generally located along the north side of Harvey Road, west of FM 158 and east of the Crescent Pointe Subdivision. Case #07-00500197 (JP)

Jennifer Prochazka, Senior Planner, presented the item stating it was a Concept Plan for a 106-acre residential subdivision zoned PDD, Planned Development District.

Alan King motioned to approve the item as submitted with the requirement that Phase IV and VI be redesigned to take into consideration the preservation and enhancement of the current vegetation and topographic features of the site to achieve the stated purpose of the PDD, enhanced quality of life. Nancy Sawtelle seconded the motion; which passed (5-0).

AGENDA ITEM NO. 4: Presentation, possible action and discussion on waivers to sidewalk improvements and streetscaping requirements according to Section 5.6 Northgate Building Design Standards of the Unified Development Ordinance for Fitzwilly's, located at 303 University Drive in Northgate. Case #07-00500207 (CH)

Crissy Hartl, Senior Planner, presented the item stating the applicant was requesting a waiver to the sidewalk improvements and streetscaping requirements according to Section 5.6 Northgate Building Design Standards of the Unified Development Ordinance.

Nancy Sawtelle motioned to approve the item as submitted. Alan King seconded the motion; which passed (5-0).

AGENDA ITEM NO. 5: Adjourn

Alan King motioned for adjournment. Hunter Goodwin seconded the motion; which passed (5-0).

Meeting adjourned at 12:45 p.m.

APPROVED:

John Nichols, Chairman

ATTEST:

Nicole Menchaca, Staff Assistant



INTRODUCTION

College Station is committed to aiding registered neighborhood associations in developing attractive entrances into their neighborhoods, in order to promote the City and utilize citizen participation in making College Station a better place to live.

The improvement of these entrances or gateways should only serve to better enhance the aesthetic value of our community and strengthen its natural character.

DEFINITIONS

1. **Subdivision or Neighborhood Gateway** - a point of entrance or means of access into either a subdivision or neighborhood marked by plantings, signage and other decorative accents.
2. **Subdivision** - as defined in Chapter 9, Section 3, of the City of College Station Code of Ordinances. The division of a lot, tract, or parcel of land into two or more lots or sites for the purpose of sale, division of ownership or building development.
3. **Neighborhood** - an area of a community with characteristics that distinguish it from other areas and that may include distinct ethnic or economic characteristics, housing types, schools, or boundaries defined by physical barriers, such as major highways and railroads or natural features, such as rivers.
4. **Association**- Homeowners' Association or Neighborhood Association as defined below.
5. **Homeowners' Association (HOA)**- a homeowners' association is an organization comprised of all owners of units, other than a condominium association, in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities.
6. **Neighborhood Association (NA)** - an organization made up of residents and property owners within a self-defined boundary, having elected officers and operating under by-laws to fulfill a civic function.
7. **Private Improvement in the Public Right-of-way Permit (PIP)** - A PIP permit is required under Chapter 3, Section 2 of the City of College Station Code of Ordinances for any

improvements, as defined by code, that are placed and maintained in the City's right-of-way by a private entity.

8. **Right-of-Way** - As set out by the City of College Station Code of Ordinances Chapter 3, Section 2-D a Right-of-Way means the surface of, and the space above and below a public street, road, highway, freeway, land, path, public way or place, alley, court, boulevard, parkway, drive, or other easement on or hereafter held by the City (including any street, as defined, which is acquired by eminent domain) for the purpose of public travel and shall include other easements or rights-of-way now or hereafter held by the City or in which the City has an interest (including any easements or rights-of-way acquired by eminent domain) which shall, with their proper use and meaning, entitle the City and a utility to use thereof for the purpose of installing facilities, and other property as may ordinarily be necessary and pertinent to a utility system.

SECTION I: POLICIES

A. GATEWAY POLICY

The City of College Station is committed to developing attractive gateways, as funding allows, into the community as a whole and will work diligently with Homeowners' Associations and Neighborhood Associations interested in developing and maintaining gateways into their neighborhood and/or subdivision.

B. GENERAL PROVISIONS

1. Purpose

The following policies are principles to be followed by City of College Station staff in executing the Gateway Grant program. These policies are intended to establish consistency and coherence in the implementation of gateway development.

2. No Contract Created

- a. Neither this policy nor any application for City funds shall constitute a contract that prohibits or restricts the City's right to withhold funds for any gateway development.
- b. The policies and procedures contained within this document shall be available for review and inspection upon request.

3. Gateway Records

- a. Neighborhood and Community Relations staff will maintain all records relating to Gateway Grant administration.
- b. Information contained in the files for the Gateway program is a matter of public record.

4. Amendment of Policies

The Policies contained within this document may be changed by the City Council. Changes to this document will be made available to the general public.

C. ELIGIBILITY

1. Eligibility Policy

Neighborhood and Community Relations (NCR) staff will be responsible for determining Gateway Grant eligibility.

2. Homeowners' Associations and Neighborhood Associations

Any association within the incorporated City Limits of College Station, Texas, which is registered in the City's Neighborhood Partnership Program, is eligible for gateway funding. Sixty percent (60%) of the members of the Association must sign the application form.

3. Developers

Developers are not eligible for funding.

D. FUNDING

1. City Council will determine the amount budgeted for the Gateway Grant program for each budget year. Once budgeted funds are depleted, applications not awarded will be held until the next fiscal year and will be given priority for funding consideration over new applicants.
2. The City of College Station will provide a 50% match, monetary only, of up to \$7,500 per application for use by the applicant in the development of their gateway or corridor. Applicants may apply no more than once in a five-year period. This is contingent upon availability of funds.
3. The Neighborhood and Community Relations staff will be responsible for prioritization of applications for grant funds. Prioritization will take into consideration, but not be limited to the following:
 - a. Date of application,
 - b. Completeness of application, and
 - c. Amount of funds requested.

E. LOCATION

1. Private Property

Gateway development will be allowed on Private Property. The development shall be clearly depicted on a layout plan which will be reviewed by City staff prior to approval of grant funds. In order for grant approval, the fee simple owner of said property must grant an indemnity agreement.

2. City Right-of-Way

Gateway development will be allowed in the City Right-Of-Way subject to the requirements of Building Regulations Chapter 3, Section 2, of the City of College Station Code of Ordinances. If any portion of the proposed project is planned in the right-of-way, a Private Improvement in the Public Right-of-Way Permit must be

issued before work begins and before the first dispersal of grant funds will be released.

F. MAINTENANCE

1. The Association shall have the responsibility to provide for the operation, repair and maintenance of the project funded by the grant whether the grant funds are expended on improvements on common property, private property, public right-of-way or easement.
2. The City will be given written permission for practical access at any time without liability when on official business, as well as permission to remove visual and easement obstructions, failed landscaping, objects in disrepair upon non-compliance by the Association of any terms of this agreement. In the event that the City must remove the material funded by the grant, the Association will be assessed all costs of removal.

G. GATEWAY MATERIAL

All materials used for gateway improvements must comply with the City of College Station's Code of Ordinances.

SECTION II: PROCEDURES

A. THE APPLICATION

For consideration of a Gateway Grant, an association must submit to the Neighborhood and Community Relations Coordinator, all specific instruments cited below:

1. Application form with 60% of the associations' signatures;
2. Preliminary layout and design for the project; and
3. Estimated cost of the entire project.

B. PRE-APPLICATION CONFERENCE

1. Any registered Association interested in applying for a Gateway Grant will attend a pre-application conference with Planning and Development Services staff. This meeting will be coordinated through the Neighborhood and Community Relations Coordinator. The purpose of preliminary discussion is to:
 - a. Define the scope and responsibilities of the project;
 - b. Clarify the application, review, and award process; and
 - c. Clarify the fund dispersal procedures upon approval.
2. Upon completion of the Pre-Application Conference, required development applications with supporting materials must be submitted to the Neighborhood and Community Relations Coordinator.

C. REVIEW AND RECOMMENDATION

1. Staff

City Staff will review applications for completeness and against all applicable City of College Station codes and regulations.

2. Design Review Board

- a. The Design Review Board will determine each proposed gateway projects' compliance with the City of College Station's landscape, streetscape, signage, and private improvement in the public right-of-way regulations as set forth by the Unified Development Ordinance, and evaluate proposals based on the following criteria:
1. Gateway developments shall have good scale and be in harmonious conformance with the neighborhood.
 2. Materials shall be selected for harmony of the neighborhood.
 3. Materials shall be selected for suitability to the gateway developments and the design in which they are used and shall be architecturally harmonious with the neighborhood.
 4. Materials shall be of durable quality.
 5. Gateway developments shall have good proportions and relationships to their surroundings.
 6. Colors shall be harmonious with the neighborhood and shall use only compatible accents.
 7. Plant material shall be selected for interest in its structure, texture, and color, and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
 8. Gateway developments shall not impede traffic, including pedestrian and bicycle traffic.

The Design Review Board will be responsible for evaluating proposals based upon stated criteria and will forward their decision for funding to the Neighborhood and Community Relations Coordinator. After City staff and Design Review Board reviews have been completed and any necessary changes to the proposal approved, contractors may apply for necessary permits for construction.

D. DISBURSEMENT OF FUNDS

At the completion of construction and final staff review of the completed project, paid invoices must be submitted to the Neighborhood and Community Relations Coordinator in order for a disbursement of Gateway funds to be released to the Association.

E. APPEALS

1. All appeals of staff denial of funding will be to the Design Review Board.
2. All appeals of the application process and/or the Design Review Board's decisions shall be made to City Council.

EXHIBIT A
FLOW CHART FOR GATEWAY GRANT PROGRAM

1. Must be a neighborhood or homeowners' association registered with the City of College Station's Neighborhood Partnership Program. Contact Neighborhood and Community Relations Coordinator (764-6262) for application materials.
2. Complete the Gateway Grant Application.
3. Gather the printed names, addresses, and signatures of a minimum of 60% of the association's members.
4. Develop a preliminary design plan for the project with an estimated cost.
5. Submit application, signatures, preliminary plans and estimated costs to the Neighborhood and Community Relations Coordinator, who will then set up a Pre-Application Conference with the Planning and Development Services staff for the purpose of:
 - Defining the scope and responsibilities of the project;
 - Clarifying the application, review, and award process; and
 - Clarifying the fund dispersal procedure upon approval.
6. Attend the Pre-Application Conference (PAC) meeting and get direction from City staff regarding continuing the process.
7. Submit to the Neighborhood and Community Relations Coordinator all required development applications (fees will apply) and materials for technical review and Design Review Board consideration:
 - A Design Review Board Gateway Application and, if applicable,
 - A Private Improvement in the Public Right-of-Way Permit (PIP) application (only if the project is in the City's right-of-way).
8. City staff will perform a technical review of the application(s) and present the proposal to the Design Review Board when all standards have been met. Applicant attendance at this meeting is highly encouraged.
9. Upon approval by the Design Review Board, the required development and/or building permits (e.g. development permit, sign, electrical, irrigation) may be applied for by the appropriate contractors to begin construction (fees will apply).
10. When construction/landscaping has been completed, City staff will make an inspection. The Neighborhood and Community Relations Coordinator will be notified when all work for a project has been accomplished according to approved plans and successfully completed a final inspection.
11. Grant fund dispersal may be made when a project has completed a successful final inspection and a copy of the paid invoice(s) is submitted to the Neighborhood and Community Relations Coordinator.

**DESIGN REVIEW BOARD
GATEWAY GRANT PROGRAM STAFF REPORT**

Project Manager: Jason Schubert
E-mail: jschubert@cstx.gov

Report Date: October 4, 2007
Meeting Date: October 12, 2007

**For
AMBERLAKE HOMEOWNER'S ASSOCIATION – GATEWAY GRANT FUNDING**

Location: Amberlake Homeowner's Association common areas on Woodcreek Drive

Applicant: Amberlake Homeowner's Association; Clare Beltrand, President

Item Summary: The item is for consideration of a Gateway Grant Funding application for the Amberlake Homeowner's Association along Woodcreek Drive. The City Council approved an amendment to the Unified Development Ordinance (UDO) in September 2007, providing the DRB the authority to determine if the applications meet the intent of the City's Gateway Grant Program and thereby recommend approval of the expenditure of the associated funds.

The Amberlake HOA maintains two common areas along Woodcreek Drive, the gateway into the neighborhood. The common area to the north of Woodcreek Drive is approximately 4.1 acres and consists of a small lake, walking trail, and landscaping. The common area to the south of Woodcreek Drive is approximately 2.6 acres and consists of a small lake, a waterfall feature, and landscaping. The applicant is proposing two items for consideration:

- 1) The small lake in each common area has been experiencing erosion along the perimeter as the banks are being undercut (see picture). The applicant is proposing to install interlocking bulkheads, backfilled with topsoil, around the north lake. The estimate for the bulkhead concept is \$16,778.75. This proposal will help limit erosion and preserve the lake's aesthetic and functional purpose. If approved, a development permit would be required in order to perform the work.
- 2) Landscaping is proposed along the north side of Woodcreek Drive from just east of the common areas to Stonebridge Drive. The landscaping consists of 75 Knock-out Rosebushes planted in 8 different beds, each bed about 40 feet in length. The beds are built between the existing crape myrtles along the street with sprinkler heads moved to serve the beds. The estimate for this work is \$6,495.00. The proposed work is in the right-of-way (ROW) of Woodcreek Drive and thereby requires a Private Improvement in Public ROW Permit (PIP) to be approved. The PIP application was submitted and approved in May 2007 and the landscaping has since been installed (see picture).

Items to be reviewed based on the following criteria:

1. Gateway developments shall have good scale and be in harmonious conformance with the neighborhood.
2. Materials shall be selected for harmony of the neighborhood.
3. Materials shall be selected for suitability to the gateway developments and the design in which they are used and shall be architecturally harmonious with the neighborhood.
4. Materials shall be of durable quality.
5. Gateway developments shall have good proportions and relationships to their surroundings.

6. Colors shall be harmonious with the neighborhood and shall use only compatible accents.
7. Plant material shall be selected for interest in its structure, texture, and color, and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
8. Gateway developments shall not impede traffic, including pedestrian and bicycle traffic.

Attachments:

1. Application & Signatures
2. Location Maps
3. Pictures
4. Cost Estimates

Application for Gateway Grant Funding

Applicant: Amberlake Homeowner's Association- Clare Beltrand, President
(The applicant is defined as the party responsible for completion and maintenance of all work associated with the project)

Applicant's Address: 9203 Sunlake Ct.

Applicant's Phone #: 693-2534

Description/definition of neighborhood and/or Home Owner's Association:

Amberlake Homeowners Association consists of 117 residential
lots in Woodcreek Subdivision.

Description of Gateway concept (is ROW involved?):

We need to employ a new contractor to build a concrete ribbon or
a row of pebble rocks around the lakes to stop the erosion in our
two lakes that are a part of our common area. We also want to
plant trees to serve as a buffer between our development and
the impending commercial development to our South.

Does the applicant desire participation by the City in funding the improvement described?

Yes x No

Along with completing this application, the applicant is required under the Council approved policy to provide the signatures of at least 60% of the members of defined neighborhood and/or Home Owner's Association supporting this development.

See attached list of signatures

Amberlake Addresses & Phone #'s

January 29, 2007

01/29/07

Customer	Phone	Ship to
✓ Adkisson, Perry & Gloria	979-680-9128	Dr. & Mrs. Perry Adkisson 9211 Lake Forest N. College Station, TX 77845
✓ Allen, Donald & Christine	979-764-6670	Mr. & Mrs. Donald Allen 9215 Brookwater Cr. College Station, TX 77845
Amin, Anup & Shilpa	979-764-0848	Dr. & Mrs. Anup Amin 9306 Lakeside Ct. College Station, TX 77845
Batker, Bob & Linda	979-696-8504	Mr. & Mrs. Robert Batker 9243 Brookwater Cr. College Station, TX 77845
Beckmann, Jeffery & Judy	979-764-6410	Mr. & Mrs. Jeff Beckmann 9301 Amberwood Ct. College Station, TX 77845
Bellott, Michael & Deanne	979-764-9635	Mr. & Mrs. Michael K. Bellott 9244 Brookwater Cr. College Station, TX 77845
✓ Beltrand, Daniel & Clare	979-693-2534	Mr. & Mrs. Daniel C. Beltrand 9203 Sunlake Ct. College Station, TX 77845
✓ Beremand, Phillip & Marian	979-693-5495	Mr. & Mrs. Phillip Beremand 9208 Brookwater Cr. College Station, TX 77845
Bielamowicz, Billy & Mickey	979-693-1180	Mr. & Mrs. Billy Bielamowicz 9235 Brookwater Cr. College Station, TX 77845
✓ Bond, James & Mary Beth	979-694-8449	Mr. & Mrs. James Bond 9218 Brookwater Cr. College Station, TX 77845
✓ Borden, Joseph C. & Paula	979-696-9377	Mr. Joseph C. Borden 9231 Brookwater Cr. College Station, TX 77845
✓ Boyett, George & Gaytha	979-696-5497	Mr. & Mrs. George Boyett 9300 Lakeside Ct. College Station, TX 77845
✓ Boysen, Dirk & Carey	979-696-0693	Dr. & Mrs. Dirk Boysen 9261 Brookwater Cr. College Station, TX 77845
Briggs, James & Michelle	979-696-6316	Mr. & Mrs. James Briggs 9219 Brookwater Cr. College Station, TX 77845
Burback, Donald & Gayle	979-693-0821	Mr. & Mrs. Donald Burback 9308 Amberwood Ct. College Station, TX 77845
Callaway, Travis & Kerry		Mr. & Mrs. Travis Callaway 9207 Lake Forest Ct. North College Station, TX 77845
✓ Calliham, Michael	979-696-2979	Dr. & Mrs. Michael Calliham, Jr. 9257 Brookwater Cr. College Station, TX 77845
Cangelose, Martin	979-693-2714	Mr. Martin Cangelose 9305 Lake Forest Ct. S. College Station, TX 77845
Capps, Oral & Debra	979-693-0320	Mr. & Mrs. Oral Capps, Jr. 9204 Sunlake Ct. College Station, TX 77845
✓ Childs, James & Maria	979-695-9499	Mr. & Mrs. James Childs 9202 Sunlake Ct. College Station, TX 77845
✓ Childs, Maria & James	979-695-9499	Mr. & Mrs. James Childs 9202 Sunlake Ct. College Station, Texas 77845
Cohen, Peter & Robin		Mr. & Mrs. Peter Cohen 9249 Brookwater Cr. College Station, TX 77845
✓ Cooper, Charles & Sharon		Mr. & Mrs. Charles J. Cooper 9232 Brookwater Cr. College Station, TX 77845
✓ Corley, T. Frank Jr. & Carolyn	979-696-9525	Mr. & Mrs. T. Frank Corley Jr. 9241 Brookwater Cr. College Station, TX 77845
✓ Culpepper, Jack & Mary Ann	979-696-8778	Mr. & Mrs. John C. Culpepper, III 9200 Lake Forest N. College Station, TX 77845
Dobbs, Ken & Marti	979-693-4231	Mr. & Mrs. Ken Dobbs 9266 Brookwater Cr. College Station, TX 77845
Duguay, Yves & Kathy	979-696-8053	Mr. & Mrs. Yves Duguay 9205 Brookwater Cr. College Station, TX 77845
Durham, Kenneth & Patricia	979-693-5213	Mr. & Mrs. Kenneth Durham 9267 Brookwater Cr. College Station, TX 77845
✓ Ebanks, Jim & Eleanor	979-680-1113	Mr. & Mrs. Jim Ebanks 9204 Brookwater Cr. College Station, TX 77845
✓ Elam, Marvin & Rhonda	979-680-1389	Marvin & Rhonda Elam 9203 Lake Forest Ct. N. College Station, TX 77845
✓ Enjeti, Prasad & Radhika Viruru	979-693-6605	Drs. Prasad Enjeti & Radhika Viruru 9208 Lake Forest Ct. N. College Station, TX 77845
Ganzer, Diane	979-693-2855	Ms. Diane Ganzer 9213 Brookwater Cr. College Station, TX 77845
✓ Gaspar, Julian & Jayanthi	979-696-7387	Dr. & Mrs. Julian Gaspar 9303 Amberwood Ct. College Station, TX 77845
✓ Giedroc, David & Linda	979-764-6620	Mr. & Mrs. David Giedroc 9229 Brookwater Cr. College Station, TX 77845
✓ Gonzalez, Steve & Laura	979-764-7924	Mr. & Mrs. Steven Gonzalez 9246 Brookwater College Station, TX 77845
Green, John	979-764-7352	Dr. John Green 9259 Brookwater Cr. College Station, TX 77845
Grisham, Lynn & Jan	979-846-2040	Mr. & Mrs. Lynn Grisham 9210 Lake Forest Ct. N. College Station, TX 77845
✓ Guerrero, Tito III <i>Griffin, Mel</i>		Mr. & Mrs. Tito Guerrero III 9209 Lake Forest Ct. N. College Station, TX 77845
✓ Hahn, Jeuren & Mariah		Mr. & Mrs. Jeuren Hahn 9207 Brookwater Cr. College Station, TX 77845
✓ Hall, Brian	979-694-2834	Mr. Brian K. Hall 9228 Brookwater Cr. College Station, TX 77845
✓ Hall, Robert & Judith	979-693-3663	Dr. & Mrs. Robert Hall 9275 Brookwater Cr. College Station, TX 77845
✓ Hancock, Michael & Rebecca	979-696-5838	Mr. & Mrs. Michael A. Hancock 9210 Brookwater Cr. College Station, TX 77845
✓ Hart, Jeff & Michelle	979-694-2158	Drs. Jeff & Michelle Hart 9306 Amberwood Ct. College Station, TX 77845
✓ Hatch, Steve La Vor & Nora Lee	979-696-0981	Mr. & Mrs. Steve Hatch 9227 Brookwater Cr. College Station, TX 77845
✓ Hix, Charles & Nell	979-680-8784	Mr. & Mrs. Charles Hix 9240 Brookwater Cr. College Station, TX 77845
✓ Hoffert, Richard & Sylvia	979-696-8141	Mr. & Mrs. Richard Hoffert 9303 Lake Forest Ct. S. College Station, TX 77845
✓ Hollis, Darrell & Annette	979-764-7133	Mr. & Mrs. Darrell Hollis 9206 Brookwater Cr. College Station, TX 77845
Holt, Michael & Kathy	979-764-0770	Mr. & Mrs. Michael Holt 9237 Brookwater Cr. College Station, TX 77845
Jiang, Tongyin & Lui, Mei	979-764-0622	Mr. & Mrs. Tongyin Jiang 9236 Brookwater Cr. College Station, TX 77845
✓ Johnson, Marion & Melba	979-696-0708	Mr. & Mrs. Eddie Johnson 9264 Brookwater Cr. College Station, TX 77845
Jones, Jr., Robert & Alice	979-696-5432	Mr. & Mrs. Robert Jones, Jr. 9205 Lake Forest Ct. N. College Station, TX 77845
Jose, Manuel		Mr. Manuel Jose 9250 Brookwater Cr. College Station, TX 77845
Kim, Cliff & Sally		Mr. Cliff Kim 9217 Brookwater Cr. College Station, TX 77845
✓ Kinra, Vikram & Vishalam	979-764-8494	Mr. & Mrs. Vikram Kinra 9206 Lake Forest Ct. N. College Station, TX 77845
✓ Kirby, Karen	979-764-7325	Ms. Karen Kirby 9245 Brookwater Circle College Station, TX 77845
✓ Kjolen, Sereth		Mr. & Mrs. Sereth Kjolen 9311 Lake Forest Ct. S. College Station, TX 77845
✓ Klein, Robert & Trish	979-696-4399	Mr. & Mrs. Robert Klein 9214 Brookwater Cr. College Station, TX 77845
✓ Kountakis, Pete & Janet	979-764-3903	Mr. & Mrs. Panagiotis Kountakis 9309 Lake Forest Ct. S. College Station, TX 77845
✓ Kruse, Dale & Maggie	979-764-4459	Mr. & Mrs. Dale Kruse 9247 Brookwater Cr. College Station, TX 77845
✓ Koppersmith, Ronald B. & Nicole	979-680-1100	Mr. & Mrs. Ronald Koppersmith 9201 Lake Forest Ct. North College Station, Texas 77845
✓ Lassila, Dennis & Carol	979-696-3329	Mr. & Mrs. Dennis Lassila 9239 Brookwater Cr. College Station, TX 77845
✓ Lee, W. John & Phyllis	979-693-0845	Mr. & Mrs. William Lee 9310 Lake Forest Ct. S. College Station, TX 77845
✓ Lewis, Kyle		Kyle Lewis 9300 Lake Forest Ct. S. College Station, TX 77845
Lopez, George	979-775-9070	Mr. George Lopez 9201 Brookwater Cr. College Station, TX 77845
✓ Luepnitz, Roy & Ceci	979-693-7248	Dr. & Mrs. Roy Luepnitz 1200 Noel Ct. College Station, TX 77845
Lui, Yiuwing & Hsaioping	979-693-4159	Dr. & Mrs. Yiu-Wing Lui 9222 Brookwater Cr. College Station, TX 77845
✓ Magee, Derry & Gwendora		Mr. & Mrs. Derry Magee 9265 Brookwater Cr. College Station, TX 77845

01/29/07

Amberlake Addresses & Phone #'s

January 29, 2007

Customer	Phone	Ship to
Maniord, Bill & Joyce		Mr. & Mrs. Bill Maniord 9310 Amberwood Ct. College Station, TX 77845
✓Martine, Raymond & Kathie	979-693-7975	Mr. & Mrs. Raymond Martine 9300 Amberwood Ct. College Station, TX 77845
✓McClure, Mike & Micky	979-693-5893	Mr. & Mrs. Michael McClure 9262 Brookwater Cr. College Station, TX 77845
McMillin, Lon Dennis & Michelle	979-695-2691	Mr. & Mrs. Lon McMillin 9305 Amberwood Ct. College Station, TX 77845
Meyer, Paul R. & Ann	979-693-7850	Mr. & Mrs. Paul R. Meyer 9230 Brookwater Cr. College Station, TX 77845
Miller, John & Kim	979-694-1304	Mr. & Mrs. John Miller 9226 Brookwater Cr. College Station, TX 77845
✓Mohan Robert & Babette		Mr. & Mrs. Robert Mohan 9263 Brookwater Cr. College Station, TX 77845
✓Morpurgo, Benjamin & Einat		Mr Benjamin Morpurgo 9242 Brookwater Cr. College Station, TX 77845
Mosley, Robert & Patricia B.		Mr. & Mrs. Robert Mosley 9221 Brookwater Cr. College Station, TX 77845
✓Nancarrow, Matthew & Veronica		Mr. & Mrs. Matthew Nancarrow 9254 Brookwater Cr. College Station, TX 77845
Noel, Raymond & Dolly	979-696-6074	Mr. & Mrs. Raymond Noel 9304 Amberwood Ct. College Station, TX 77845
✓Otken, Frank & Helen	979-764-7723	Mr. & Mrs. Francis Otken 9212 Brookwater Cr. College Station, TX 77845
Patel, Dinesh & Pushpa	979-693-3980	Mr. & Mrs. Dinesh Patel 9301 Lake Forest Ct. S. College Station, TX 77845
✓Perrone, Ruth Ellyn	979-696-9930	Ms. R. Ellyn Perrone 9211 Brookwater Circle College Station, TX 77842
✓Pina, Manuel Jr. & Rebecca	979-764-0948	Mr. Mrs. Manuel Pina Jr. 9314 Lake Forest Ct. S. College Station, TX 77845
✓Posey, Dan & Timmye	979-696-2750	Dr. & Mrs. Dan Posey 9202 Brookwater Circle College Station, TX 77845
✓Quarles, John & Arden, Nancy	979-693-9569	Mr. John Quarles & Nancy Arden 9253 Brookwater Cr. College Station, TX 77845
Quiram, Leonard & Barbara	979-693-3212	Mr. & Mrs. Leonard Quiram 9234 Brookwater Cr. College Station, TX 77845
Ramos, Kenneth & Irman		Drs. Kenneth & Irman Ramos 9304 Lakeside Ct. College Station, TX 77845
✓Rife, Wayne & Ann	979-764-8382	Mr. & Mrs. Wayne Rife 9255 Brookwater Cr. College Station, TX 77845
Riggs, Michael & Marian	979-694-2119	Dr. & Mrs. Michael Riggs 9307 Amberwood Ct. College Station, TX 77845
Russell, Jim & Judy	979-693-2810	Dr. & Mrs. James Russell 9302 Amberwood Ct. College Station, TX 77845
Schechter, David & Karen	979-694-9797	Dr. & Mrs. David Schechter 9273 Brookwater Cr. College Station, TX 77845
✓Semler, Donald & Sheila	979-693-6420	Mr. & Mrs. Donald Semler 9214 Lake Forest Ct. N. College Station, TX 77845
✓Sen, Arun & Swati	979-693-7305	Mr. & Mrs. Arunabha Sen 9269 Brookwater Cr. College Station, TX 77845
✓Shipman, Frank M. III	979-764-8073	Mr. Frank M. Shipman, III 9201 Sunlake Ct. College Station, TX 77845
Shook, Jerry & Charleen	979-764-6454	Mr. & Mrs. Jerry Shook 9277 Brookwater Cr. College Station, TX 77845
✓Simon, Troy & Courtney	979-680-0205	Mr. & Mrs. Troy Simon 9271 Brookwater Cr. College Station, TX 77845
✓Smeins, Fred & Judy	979-693-1088	Mr. & Mrs. Fred Smeins 9233 Brookwater Cr. College Station, TX 77845
✓Smith, Dennie & Lana	979-694-9977	Mr. & Mrs. Dennie Smith 9302 Lake Forest Ct. S. College Station, TX 77845
✓Smith, Mark & Ellen	979-764-8039	Mr. & Mrs. Mark Smith 9248 Brookwater Cr. College Station, TX 77845
Smith, Roger III & Nancy A. Leslie		Roger Smith, III & Nancy Leslie 9252 Brookwater Cr. College Station, TX 77845
✓Sosebee, Jeff & Jan	979-693-8218	Mr. & Mrs. Jeff Sosebee 1202 Noel Ct. College Station, TX 77845
✓Speed, Michael & Diane	979-690-0478	Mr. & Mrs. Michael Speed 9312 Lake Forest Ct. S. College Station, TX 77845
✓Stauffer, Curtis & Cheryl	979-693-3888	Dr. & Mrs. Curtis Stauffer 9206 Sunlake Ct. College Station, TX 77845
✓Stockton, William & Linda	979-695-9220	Mr. & Mrs. William Stockton 9220 Brookwater Cr. College Station, TX 77845
✓Su, Chin & Grace	979-693-0256	Mr. & Mrs. Chin Su 9302 Lakeside Ct. College Station, TX 77845
✓Sui, Daniel & Feng	979-764-8330	Dr. & Mrs. Daniel Sui 9200 Brookwater Cr. College Station, TX 77845
✓Teverbaugh, Larry & Kathleen	979-696-1616	Mr. & Mrs. Larry Teverbaugh 9225 Brookwater Cr. College Station, TX 77845
Thakrar, Mahesh	979-694-1818	Mr. Mahesh Thakrar. 9309 Amberwood Ct College Station, TX 77845
Thatcher, Scott & Joyce	979-694-1647	Mr. & Mrs. Scott Thatcher 9238 Brookwater Cr. College Station, TX 77845
✓Tribble, Bob & Janice Epstein	979-693-1972	Mr. & Mrs. Robert Tribble 9200 Sunlake Ct. College Station, TX 77845
✓VanAlstyne, John & Anita	979-693-1420	Mr. & Mrs. John VanAlstyne 9256 Brookwater Cr. College Station, TX 77845
✓Vasquez de Velasco, Guillermo	979-696-8763	Dr. Guillermo Vasquez de Velasco 9223 Brookwater Cr. College Station, TX 77845
✓Vos, Gordon & Tanya		Mr. & Mrs. Gordon Vos 9203 Brookwater Cr. College Station, TX 77845
✓Vota, William & Ormberg, Audrey	979-764-5833	Drs. William Vota & Audrey Ormberg 9251 Brookwater Cr. College Station, TX 77845
Waltman, Robert	979-696-8440	Mr. Robert B. Waltman 9307 Lake Forest Ct. S. College Station, TX 77845
Wamer, James & Linda		Mr & Mrs James Warner 9224 Brookwater Cr. College Station, TX 77845
✓Wolfe, Jim & Mary	979-696-3397	Mr. & Mrs. James Wolfe 9212 Lake Forest Ct. N. College Station, TX 77845
✓Zardkoohi, Asghar & Maria	979-696-5259	Mr. & Mrs. Asghar Zardkoohi 9204 Lake Forest Ct. N. College Station, TX 77845

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Signatures of 60% of members supporting the gateway development:

<u>Name</u>	<u>Address</u>	<u>Phone</u>
<u>J. A. Banks</u> JIM EBANKS	<u>9204 Brookwater Cir.</u>	<u>979-680-1113</u>
<u>Garrell Hollis</u> Garrell Hollis	<u>9206 Brookwater Cir</u>	<u>919-764-7133</u>
<u>Charles Hix</u> CHARLES HIX	<u>9240 BROOKWATER</u>	<u>979-680-878</u>
<u>John Bond</u>	<u>9218 Brookwater</u>	<u>979-694-844</u>
<u>Bob L. Green</u>	<u>9233 Brookwater</u>	<u>979-693-1088</u>
<u>Linda Stockton</u>	<u>9220 Brookwater Cir</u>	<u>979-695-92</u>
<u>Eddie Palmer</u>	<u>9264 Brookwater Cir.</u>	<u>979-696-080</u>
<u>Walt Kautakis</u>	<u>9309 Lake Forest S.</u>	<u>764-390</u>
<u>Courtney Simon</u>	<u>9271 Brookwater Cir.</u>	<u>680-0205</u>
<u>Grace Sn</u>	<u>9302 Lakeside Ct.</u>	<u>693-0256</u>
<u>Clare Beltrand</u>	<u>9203 Sunlake Ct</u>	<u>693-2534</u>
<u>Raymond Martin</u>	<u>9300 Amberwood Ct</u>	<u>255-1424</u>
<u>Grilla Wersinger</u>	<u>9256 Brookwater</u>	<u>693-1420</u>
<u>Carey Boyesen</u>	<u>9261 Brookwater</u>	<u>696-0693</u>
<u>John Ross</u>	<u>9200 Lake Forest Ct. N.</u>	<u>696-8778</u>
<u>Maria Chiles</u>	<u>9202 Sunlake Ct</u>	<u>695-0120</u>
<u>Jamie Epstein</u>	<u>9200 Sunlake Ct</u>	<u>693-1972</u>
<u>Micky McClure</u>	<u>9262 Brookwater Cir</u>	<u>693-5893</u>
<u>Robert Hall</u>	<u>9275 Brookwater Cir</u>	<u>693-3663</u>
<u>V. Norcross</u>	<u>9254 Brookwater</u>	<u>696-9691</u>
<u>Annette</u>	<u>9259 Brookwater Circle</u>	<u>693-7305</u>

Signatures of 60% of members supporting the gateway development:

<u>Name</u>	<u>Address</u>	<u>Phone</u>
<u>Ismael Pina</u>	<u>9314 Lake Forest Ct S.</u>	<u>764-0948</u>
<u>KADELL KIRBY</u>	<u>9245 BROOKWATER</u>	<u>764-7325</u>
<u>Dale A. Knise</u>	<u>9247 Brookwater</u>	<u>764-4459</u>
<u>Gaytha + George Boyett</u>	<u>9300 Lakeside</u>	<u>696-5497</u>
<u>Ben + Einat Morpurabo</u>	<u>9242 Brookwater</u>	<u>693-7263</u>
<u>Rhyllis + John Bee</u>	<u>9310 Lake Forest Ct</u>	<u>693-0845</u>
<u>Derry + Dora Magee</u>	<u>9265 Brookwater Cir.</u>	<u>695-6616</u>
<u>Khondor + Marvin Elum</u>	<u>9203 Lake Forest Ct. W.</u>	<u>680-1389</u>
<u>Robert R Klein</u>	<u>9214 Brookwater</u>	<u>696 4399</u>
<u>HELEN OTKEN</u>	<u>9212 BROOKWATER Cir</u>	<u>764-7723</u>
<u>FRANK OTKEN</u>	<u>9212 BROOKWATER Cir</u>	<u>764-7723</u>
<u>Sylvia Hoffel</u>	<u>9303 Lake Forest Ct S.</u>	<u>696-8141</u>
<u>Phil + Marian Beremand</u>	<u>9208 Brookwater Cir</u>	<u>693-5495</u>
<u>Joe + Paula Borden</u>	<u>9231 Brookwater Cir</u>	<u>696-9377</u>
<u>Frank Shipman</u>	<u>9201 Sunlake Ct.</u>	<u>764-8073</u>
<u>Charles + Sharon Cooper</u>	<u>9232 Brookwater Cir</u>	<u>693-3039</u>
<u>Stephan + Norah Hatch</u>	<u>9227 Brookwater Cir.</u>	<u>696-0981</u>
<u>Kyle + Raylene Lewis</u>	<u>9300 Lake Forest Ct. S.H</u>	<u>695-7989</u>
<u>Juleen Gasper</u>	<u>9303 Amberlane Ct.</u>	<u>626-5387</u>
<u>John Quailer</u>	<u>9253 Brookwater Cir</u>	<u>693-9569</u>
<u>Curtis + Cheryl Stauffer</u>	<u>9206 Sunlake Court</u>	<u>693-3888</u>

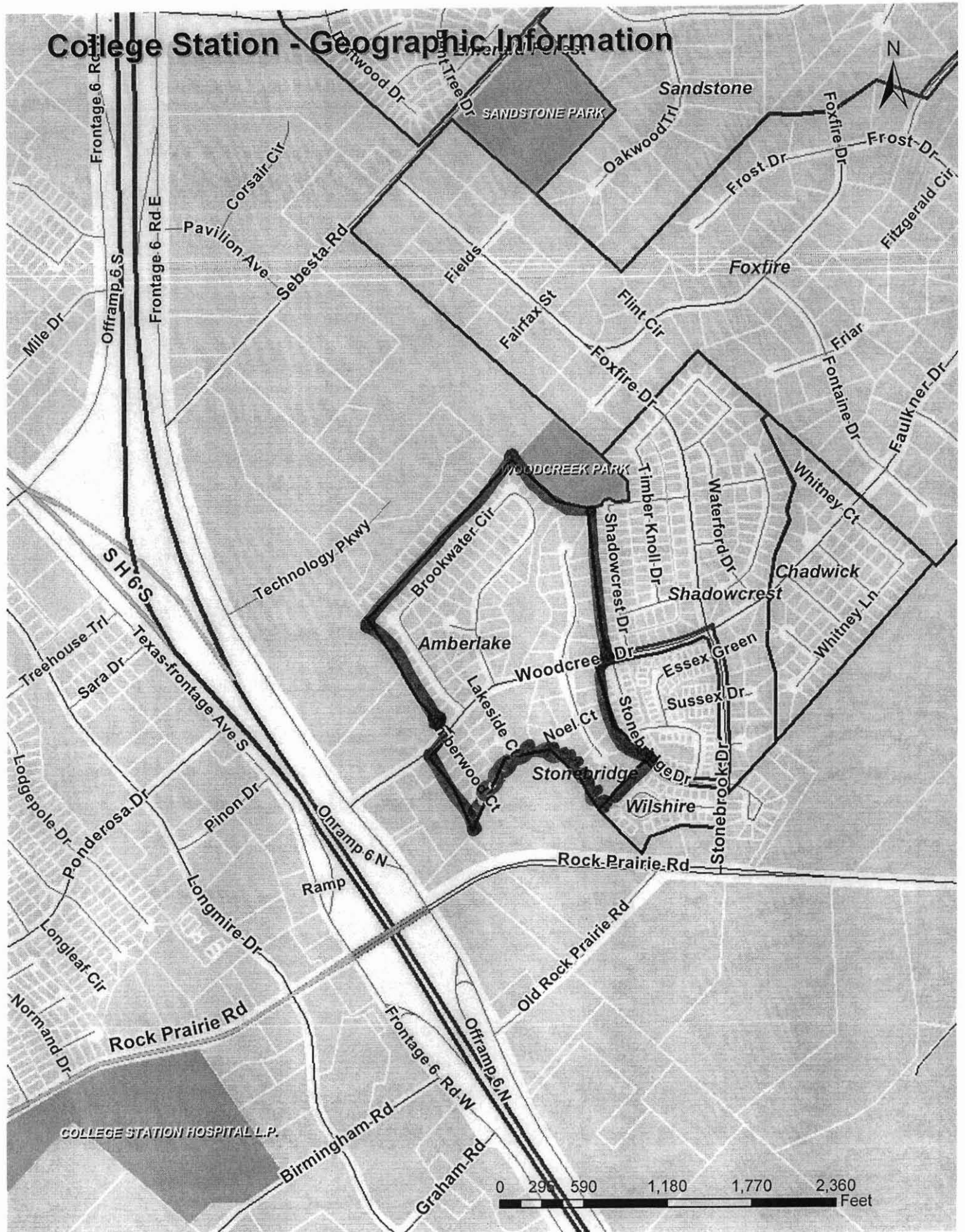
Signatures of 60% of members supporting the gateway development:

Name	Address	Phone
Michelle Blait	9306 Amberwood	694-2158
Babette Mohan	9263 Brookwater Cir.	446-0440
Ellyn Smith	9248 Brookwater	764 8039
Sam [Signature]	9246 Brookwater Cir	764-7924
Shirley Cullen	9257 Brookwater Cir	696-2979
Ann Rife	9255 Brookwater Cir	764-8382
Nancy Arden	9253 Brookwater Cir	693-9569
Angie [Signature]	9240 " "	780-8784
[Signature] (Feng sui)	(979) 764-8330 9200 Brookwater Cir	
[Signature] (Dan Posey)	9202 Brookwater	979- 696 -2750
[Signature] (Gordon [unclear])	9203 Brookwater Cir	779-6947071
Colleen Ferrone	9211 Brookwater Cir	255-7001
[Signature] (Michael Hancock)	9210 Brookwater Circle	696-5838
Shirley Allen	9215 Brookwater Circle	764-6670
[Signature] (Vasquez de Velasco)	9223 Brookwater Circle	696-8763
Harry [Signature] (Harry Leverbaugh)	9225 Brookwater Circle	696-1616
[Signature] (David Gierke)	9229 Brookwater Circle	764-6620
B. Stall (Brent Hatt)	9228 Brookwater Cir	693-6201
Dennis R Lassala	9239 Brookwater Cir	696-3329
Carolyn Corley	9241 Brookwater Cir.	218-5378
Willam Vota	9251 Brookwater Cir	764-5833

Signatures of 60% of members supporting the gateway development:

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Michael K. Kline	9206 Lake Forest Ct	693-8158
Janet Kowalik	9309 Lake Forest St	764-3903
Sandy Kohn	9311 Lake Forest C.S.	696-6108
Jeff Kohn	1202 Noel Ct. College Station	693-8218
Ceci Kuehnitz	1200 Noel Ct. C.S.	693-9248
Phyllis Lee	9310 Lake Forest Ct.	693-0845
Mike Speed	9312 Lake Forest Ct	680-1750
Perry Adkisson	9211 Lake Forest Ct. N	680-9128
George Hahn	9207 Lake Forest Ct N	764-8656
Mel Dyer	9209 N LAKE FOREST CT	574-4041
Rhonda Clam	9203 N Lake Forest Ct.	680-1389
MARIA S. ZARDKOCHI	9204 LAKE FOREST CT N	696-5259
Vishal Kira	9206 Lake Forest Ct N.	764-8494
Lynne Egan	9208 Lake Forest Ct. N.	693-6605
Don Semko	9214 LAKE FOREST CT N	693-6470
Denise Smith	9202 Lake Forest Ct S	694-9177

College Station - Geographic Information





Pictures for Amberlake Homeowner's Association Gateway Grant (07-115)



Erosion around Perimeter of Lake



Landscaping along Woodcreek Drive

**Service Maintenance of
the Brazos Valley, Inc.**

**P.O. Box 9855
College Station, TX 77842**

ESTIMATE

Date	Estimate #
10/5/2007	1691

Customer
Amberlake Homeowners' Association P.O. Box 11018 College Station, TX 77842

Description		Qty	Cost	Total
Maintenance of Amberlake Homeowners' Association Common Area--Erosion Control of North Lake: Install interlocking bulkhead, bordering around the North Lake to prevent erosion; will install approximately 8" in ground to 3" above normal lake levels		1	15500.00	15,500.00
Accepted by: _____		Subtotal \$15,500.00		
Phone #	Fax #	E-mail	Sales Tax (8.25%) \$1,278.75	
979-776-7785	979-776-0286	servicem@suddenlinkmail.com	Total \$16,778.75	

**Service Maintenance of
the Brazos Valley, Inc.**

**P.O. Box 9855
College Station, TX 77842**

ESTIMATE

Date	Estimate #
12/27/2006	1595

Customer
Amberlake Homeowners' Association P.O. Box 11018 College Station, TX 77842

Description	Qty	Cost	Total
<p>Landscaping of the common area along Woodcreek Drive, north and south of Lake Forest Court: build 8 beds between existing crape myrtles---37,44,45,40,37,44,44,44 feet long, using 15 yards of bed mix, planting 75 (3-gallon) Knock-out Rosebushes, will move the sprinkler heads to the street's curbline.</p> <p>*Includes 1 year Warranty on plants.</p>	1	6,000.00	6,000.00
Accepted by: _____		Subtotal	\$6,000.00
Phone #	Fax #	E-mail	Sales Tax (8.25%) \$495.00
979-776-7785	979-776-0286	servicem@suddenlinkmail.com	Total \$6,495.00